

# **REDWOOD BUILDING SERVICES LTD**

**791 Neudorf Road, RD2, Upper Moutere 7175**

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## **SPECIFICATION OF ITEMS INCLUDED IN SALE** **OF** **791 NEUDORF ROAD, UPPER MOUTERE**

### **1) DRIVEWAY**

- 100mm thick, mesh reinforced concrete driveway from entry gate up to walkway deck, including the adjacent car park area.

### **2) WINDOWS/DOORS**

- All double glazed in proposed colour "Slate" to match roof.

### **3) FLOOR COVERINGS**

- Floor coverings will be wool carpet and sheet vinyl in the bathroom and kitchen zones.

### **4) INSULATION**

- Insulation will be highly specified, being walls at R3.6 and ceilings at R6.2.

### **5) INTERIOR LININGS**

- **Lounge/Kitchen**  
Walls, painted Gib board.  
Ceilings, 12mm CD Plywood, clear finish with negative detail.
- **Bedroom 1, Bedroom 2, Laundry, Passage**  
Walls, painted Gib board.  
Ceilings, painted Gib board.
- **Bathroom**  
Walls and Ceilings, painted Aqualine Gib board.

### **6) ARCHITRAVES/SKIRTINGS**

- All 60x10mm single bevel pine.

### **7) INTERNAL DOORS**

- Hollow core, pre-primed MDF plain or grooved doors.
- Doors are 2200mm high.
- Jambs are 19mm pine.

### **8) DOOR HARDWARE**

- Windsor Galaxy, Futura or Astron range have been allowed for.

**9) WARDROBES/CUPBOARDS/SHELVING**

- **PC Sum: \$5,000.00 (incl GST)**

**10) KITCHEN BY EZY KITCHENS, NELSON**

- **PC Sum: \$25,000.00 (incl GST)**

Includes splashback, large butler sink, and "Milano" kitchen mixer.

**11) KITCHEN APPLIANCES**

- **PC Sum: \$7,500.00 (incl GST)**

"Smeg" brand, includes Oven, Cooktop and Rangehood.

"Fisher & Paykel" Double DishDrawer Dishwasher.

**12) BATHROOM**

- **Shower**

Englefield Valencia Elite Pivot Door Shower, 1200x900mm, frameless hinged door cubicle with low profile tray and "Milano" fittings.

- **Vanity**

Englefield Valencia Double Bowl Wall-hung Vanity, 1200mm, with "Milano" basin mixers.

- **Toilet**

Englefield Milano Back to Wall Suite with soft close seat, has a 4-star water rating.

- **Heater**

Wall-mounted Fan Heater allowed for.

- **Heated Towel Rail**

7-bar ladder allowed for.

**13) LAUNDRY**

- 1 x 600mm wide Super Tub allowed for.

**14) HEATING**

- Heating will be via a Wood Burner in the lounge/living zone adjacent to the HWC, will be connected via a wetback system.

**15) AL FRESCO COVERED AREA OFF LOUNGE/LIVING & BEDROOM 1**

- Ceiling finished in 12mm CD Plywood, clear finish with negative detail.

**16) WINDOW COVERINGS**

- **PC Sum: \$2,000.00 (incl GST)**

Curtains and/or Blinds.

### **17) PAINTING**

- **Interior**  
Sustainable natural paints will be used throughout the house for a healthier option, supplied by "Natural Paint co".
- **Exterior**  
The natural timber cladding is to be 2-coated in a UV resistant, water-repellent and mould resistant stain (colour to be confirmed). Supplied by "Natural Paint co".

### **18) DECKING**

- Decking timber will be in Kwila.

### **19) EXTERIOR TAPS**

- 2 x exterior taps will be supplied, location to be confirmed.

### **20) SPRINKLER SYSTEM**

- Fire fighting will be provided via an in-house sprinkler system.